



On Tuesday, January 12, 2021 the Detroit City Council was in session and discussed several hot topic items at 10 am and reconvened at 2 pm to discuss the Community Benefits Ordinance.

### **COMMUNITY BENEFITS ORDINANCE WILL COME BACK TO "THE COMMITTEE OF THE WHOLE" IN FOUR MONTHS**

At the conclusion of Formal Session, Council President Brenda Jones and her colleagues reconvened for the 2 P.M. Committee of the Whole regarding the 17 proposed amendments to the Community Benefits Ordinance.

Some of the recommendations are to lower the development cost threshold that triggers the Community Benefits process from \$75M to \$50M; lower the Tier 2 threshold that triggers the Community Benefits process to \$300K; and ensure investment in the Skilled Trades Readiness Fund which Council President Jones created during the 2019 Budget Cycle. This fund is to guarantee investment into basic skills training, child care costs and transportation costs to assist with the alleviation of barriers for Detroit residents interested in employment within the Skilled Trades.

In 2018, overall there were 62 proposed recommended changes submitted to City Council associated with the Community Benefits Ordinance. City Council recommended a working group be convened amongst City Council staff to go through the 62 proposed recommended changes that were submitted. Each Council Member's office was represented in several meetings held by the working group, along with a member from the Legislative Policy Division staff. The working group convened beginning in October of 2018, held 7 meetings, 5 hours per meeting, and concluded in 2019.

City Council staff sorted through each of the 62 proposals that were submitted from City Council and their staff, various members of the community, the People's Platform and other groups. The written comments were reviewed, sorted and debated amongst Council Staff.

After having a thorough discussion, Council Staff pared them down to 17 recommendations for proposed changes to the ordinance. In October of 2019 there was a CBO Survey sent to 1500 residents with only 75 completions. The residents from the sign-in sheets from the 12 Community Benefits Processes received the survey. Notifications were posted on the City's website, Text Messages were sent and notifications were sent out through Gov. Delivery.

***Council President Jones was requested to host the Committee of the Whole by the Chair of the Planning and Economic Development Standing Committee*** on the proposed recommendations to allow the Detroit City Council to decide which recommendations would make it to the legislative drafting process.

As a result of the multi-year legislative review process and the request to host the committee of the whole, Council President Brenda Jones was prepared to move forward with the next stage in the process. However, other members of the City Council were not prepared to move forward with the recommendations without further discussions on the fiscal impacts of the proposed changes. This Committee of the Whole will be brought back in four months pending submittal of reports.



# Detroit City Council President Brenda Jones Formal Session Hot Points & Updates



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## FORMAL SESSION HOT POINTS

### DEMOLITION CONTRACTORS HEADQUARTERED OUTSIDE OF DETROIT AND HIRE LESS THAN 51% DETROIT RESIDENT WORKFORCE

Council President Jones voted “no” on all of the demolition contracts for both SC Environmental and Salenbien Trucking. Two-thirds of the demolition crews are made up of non-skilled labor and thus require limited training. Therefore, these are jobs that can be easily performed by Detroiters. So, the contractors must be held accountable for increasing their Detroit resident workforces to at least 51%.

Two recurring City of Detroit demolition contractors were awarded all 6 of the submitted demolition contracts. Both businesses are headquartered outside the City of Detroit. One contractor, Salenbien Trucking is headquartered in Dundee, Michigan. The other contractor, SC Environmental Services is headquartered in Lansing, Michigan and receives a Detroit certification for leasing office space in downtown Detroit. SC Environmental currently employs an 18% Detroit resident workforce with no reports on steps being taken to hire more Detroiters.

During the Detroit City Council Formal Session, the Office of Contracting and Procurement reported that Salenbien Trucking has hired two (2) Detroit residents after a long standing 0% Detroit resident workforce. Council President Brenda Jones has been advocating for this contractor to prioritize Detroiters for over a year.

### DEVELOPER AGREES TO COUNCIL PRESIDENT JONES STRONG PUSH FOR POST-CONSTRUCTION JOBS FOR DETROIT RESIDENTS

The Detroit City Council voted to approve the redevelopment of the **Cadillac Stamping Plant** with a **\$4M tax abatement**. The project developer, NP Conner Avenue Industrial, LLC, plans to acquire the former Cadillac Stamping Plant 18-acre site, located at **9501 Conner Ave**, which has been vacant since 2015. In addition, the developer is also acquiring the adjacent 25-acre private site, for a total project area of 43 acres and converting the acquired acreage into a 682,000 sq. ft., Class A industrial warehouse/light manufacturing facility, with employee parking and a truck staging area. Council President Jones also had the opportunity to speak with Nicole Sherard-Freeman, newly appointed Group Executive of Jobs, Economy and Detroit-at- Work, and the developers for the Cadillac Stamping Plant redevelopment.



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The developers have agreed to priority hiring to ensure that Detroit residents are prioritized for 300 post-construction jobs that will be created as a result of the development. The developers have committed to the following:

- Using Detroit-at-Work as the company's priority hiring partner for all openings
- Developing and implementing a Detroit-at-Work Staffing Plan
- Posting all job openings through Detroit-at-Work.com
- Banning the Box and using a background friendly approach to hiring
- Modifying all pre-employment screening and testing for substances legalized in the State of Michigan to the extent permissible.
- Providing a priority hiring window for Detroit residents
- Attending a New Employer Introduction for Grow Detroit Young Talent (GDYT)

*Group Executive Sherard-Freeman reported that although there is no Detroit resident hiring commitment, the developer for the Cadillac Stamping Plant redevelopment has agreed to priority hiring to ensure that Detroit residents are prioritized for post construction jobs. Per Group Executive Sherard-Freeman, priority hiring practices have resulted in an over 51% Detroit resident workforce for the Fiat Chrysler and Dakota Developments!*

Council President Jones believes the application of priority hiring plans to post construction jobs are a step in the right direction and voted to support the development. However, **Council President Jones has requested a report on the long-term benefit of the priority hiring plan as a long term solution to guarantee that Detroiters are hired on post construction jobs created by development.** She also is working on legislation to address the long-term guarantee for post construction jobs.

## **GUARANTEED JOBS ARE AN INVESTMENT IN OUR DETROIT NEIGHBORHOODS, YOUTH AND FUTURE - DETROIT JOBS BUILD EQUITABLE COMMUNITIES!**

Development continues to result in property and income taxes that fund our City infrastructure and payments of various debts. There is no denying this fact. However, our residential property taxes and property values remain relatively low compared to neighboring suburban cities.

Putting Detroit residents in good paying jobs allows residents to pay off debts, purchase homes, and pay property taxes, it also helps to adequately fund our school systems, our libraries, our recreation centers, and our police force. Putting Detroiters in good paying jobs and ensuring access to employment also works to defer crime which aids in lowering high home and car insurance rates throughout urban cities like the Detroit.





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Our current tax collection from development, although necessary, is falling short in creating equitable neighborhoods for Detroit residents. Yes, the City of Detroit will receive property taxes from the developer and income taxes regardless if the positions are filled by Detroiters or not. However, Detroit's neighborhoods, **Detroit's future and Detroit's youth do not benefit from individuals working outside of the City of Detroit paying income and property taxes in other cities.** Without an increase in residential property tax collection and residential property tax values, Detroit communities and urban cities across the nation will continue to struggle.

The City of Detroit has had more development than most suburban neighborhoods in the last six years, yet our schools are still underfunded, crime is still high and our insurances rates are still soaring. This all is happening while residential property values still remain significantly lower than most of our suburban counter parts and a large percentage of Detroit homeowners are receiving property tax exemptions as a result of the inability to pay their property taxes.

**We must not only invest in development, but also in people!** Ensuring Detroit residents have access to jobs through development and City contracts is an investment in the people of the City of Detroit.

*For information on this and other policy and legislative initiatives sponsored by President Jones, please visit [www.detroitmi.gov/brendajones](http://www.detroitmi.gov/brendajones)*

## **DETROIT CITY COUNCIL SIGNS RESOLUTION STRONGLY CONDEMNING THE RECENT ACTS OF VIOLENCE, RIOTING, AND LOOTING AT THE UNITED STATES CAPITOL**

*Council President Brenda Jones joined her colleagues on the resolution **Strongly Condemning the Recent Acts of Violence, Rioting, and Looting at the United States Capitol**. The resolution not only condemns the actions of the individuals who participated in the failed violent insurrection on the U.S. Capitol Building last week, but it also rebukes the members of Congress who voted to block, with false claims of election fraud, the certification of the Electoral College votes that confirmed President-Elect Joe Biden in the November 3, 2020 Presidential election.*

*Additionally, this resolution rebukes Michigan members of the U.S. House of Representatives Jack Berman, Lisa McClain and Tim Walberg, all of whom supported the failed effort to block the certification, and demands their immediate resignations.*

*Please click on the link below to see the entire resolution: <https://tinyurl.com/y4l5d2wn>*



# Detroit City Council President Brenda Jones Formal Session Hot Points & Updates



## For your Convenience

Take a Couple of Minutes and View a Few Hot Points  
from This Week's Formal Session

<https://www.youtube.com/watch?v=SQtpMRyK2Y>

## **ATTENTION DISTRICT 4 RESIDENTS MARK YOUR CALENDAR**

Detroit City Council will host the Virtual Evening Community Meeting (ECM) in District 4 on Tuesday, January 19th, at **7 p.m.** and ECM Constituent Services Hour with City Departments from **5:30 p.m. – 6:30 p.m.**

ECM Constituent Services Hours Zoom Link:

<https://cityofdetroit.zoom.us/j/85252108525>

or Dial-in 312. 626.6799 Meeting ID: 852 5210 8525

ECM Virtual Meeting Zoom Link:

<https://cityofdetroit.zoom.us/j/330332554>

or Dial-in 312 626.6799 Meeting ID: 330 332 554

